

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF INFILL PARCELS,
MODEL CITIES AREA

WHEREAS, on November 18, 1968, the City Council of the City of Boston, approved a Memorandum of Understanding, as amended, regarding the Infill Housing Program; and

WHEREAS, Housing Innovations, Inc. has expressed an interest in the purchase of a number of parcels for the development of 94 dwelling units in the Model Cities Area under the Infill Housing Program;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Housing Innovations, Inc. be and hereby is designated as Developer of Parcels MC-73, MC-2, MC-4, MC-7, MC-8, MC-10, MC-12, MC-86, MC-80, MC-113, MC-55, MC-18, MC-20, MC-21, MC-23, MC-146, MC-25, MC-27, MC-84, MC-85, MC-145, MC-34, MC-72, MC-88, MC-52, MC-97, MC-99, MC-184, MC-50, MC-70, MC-71, MC-201, MC-205 and MC-217.
2. That the disposition of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Housing Innovations, Inc. possesses the qualifications and financial resources necessary to acquire and develop the said parcels.
4. That the prototypical plans and specifications for the improvements to be developed on said parcels are found acceptable.
5. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver Land Disposition Agreements between the Authority as Seller and Housing Innovations, Inc. as Buyer providing for the conveyance by the Authority of said Parcels in consideration of a purchase price approved by the Authority and the buyer's agreement to develop the property with housing; such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority; that the Director is further authorized to execute and deliver Deeds conveying said property pursuant to such Disposition Agreement; and that the execution and delivery by the Director of such Agreements and Deeds to which a Certificate of this Resolution is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the form, terms, and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

EXHIBIT A

<u>PARCEL</u>	<u>ADDRESS</u>	<u>AREA</u>	<u>NO. OF UNITS</u>
MC-73	Ennis Road	27,294	12
MC-2	185 Highland St.	6,067	2
MC-4	Adj. to 174 Highland St.	10,408	2
MC-7 } MC-8 }	35-49 Fort Ave. @ Highland Pk. and 41-49 Fort Ave.	12,021	5
MC-10	28-34 Highland Pk.	9,948	3
MC-12	29-39 Dorr St.	16,180	5
MC-80	25-27 Logan St.	13,970	2
MC-113	Adj. to 67 Lambert Ave.	9,000	2
MC-18	12-16 Greenville St.	15,616	4
MC-20	19 Greenville St.	13,675	4
MC-21	Between 15 and 23 Forest St.	23,665	5
MC-23 } MC-146 }	73 Moreland St. 80 Copeland St.	17,941 3,622	10
MC-25	32-34 Clifford St.	11,000	3
MC-27	29-31 Edgewood St.	6,113	2
MC-84	18 Wintrop St.	7,055	2
MC-85	117 Wintrop St.	7,800	2
MC-86	Adj. to 20 Forest St.	6,950	3
MC-145	20 Montrose 31 Whiting St.	16,319	5

<u>PARCEL</u>	<u>ADDRESS</u>	<u>AREA</u>	<u>NO. OF UNITS</u>
MC-34	18 Albion St.	5,000	2
MC-72	70 Hartford St.	5,000	2
MC-88	15-17 Burrell St.	5,750	2
MC-97	28-34 Langdon St.	6,027	3
MC-99	11-13 Sargent St.	5,330	2
MC-184	Between 45 & 53 Woodford	7,381	2
MC-50	8-10 Dalkeith St.	5,356	2
MC-52	41-43 Savin St.	7,228	2
MC-55	132-142 Intervale	16,713	6
MC-70	128-130-136-138 Stanwood St.	13,301	5
MC-71	101-103 Lawrence Ave. 10-12 Coleus Park and adj. land	20,988	10
MC-201	13 Carlisle St.	6,890	2
MC-205	111-115 Intervale St.	5,007	2
MC-217	91 Intervale St.	5,285	2

MEMORANDUM

FEBRUARY 25, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: DESIGNATION OF DEVELOPER AND AUTHORIZATION TO
CONVEY INFILL PARCELS, NON-URBAN RENEWAL AREAS

Within the past few months, the Boston Redevelopment Authority has received an expression of interest from Housing Innovations, Inc., development company operating in the Roxbury-Dorchester area, for the development of a number of Infill parcels in the Model Cities Area described in Exhibit A.

The developer's proposal consists of building two- and three-family dwelling units totalling 94 units on scattered locations throughout the Model Cities Area. The developer, in making its site selection, has received site approval from the Housing Committee of each Model Cities Sub-area, and has had the Model Cities Board approval. In obtaining these site approvals from the Model Cities Administration and various neighborhood housing committees, the developer has held at least two meetings in each Sub-area.

The Developer, whose previous experience includes rehabilitation work and the construction of an Infill prototype house located at 101 Brunswick Street, proposes to construct an all wood frame house to be compatible with the surrounding housing stock. Construction will be with a panel prefabrication system which will involve crane erection. Local contractors will be used. Prototypical plans and specifications for the structures proposed for each site have been reviewed and found acceptable by the Department of Urban Design.

The Developer, Boston Housing Authority, and the Regional Office of the Housing Assistance Administration have held preliminary discussions on the Developer's Infill housing as a Turnkey project; the units will be rented to tenants who are eligible for public housing.

It is therefore recommended that the Authority designate Housing Innovations, Inc. as Developer of Infill sites described in Exhibit A.

An appropriate Resolution is attached.

Attachment